

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50

December 3, 2025

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 50 (the "District") met in regular session, open to the public, on the 3rd day of December, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Leon Bridges	President
Ken Mathews	Vice President
Paula Vitello	Secretary
Sandy Lewis	Assistant Secretary
Reginald Stubblefield	Assistant Vice President

and all of the above were present except Director Stubblefield, thus constituting a quorum.

Also present at the meeting were: Craig Lewis of the North Fort Bend Water Authority ("NFBWA") and District resident; Bernadette Plummer of West Park Lakes Homeowners Association, Inc.; Alex Flores of Tax Tech, Inc.; Roshell Arterburn of District Data Services, Inc.; Calvin Browne of Municipal District Services, LLC ("MDS"); Phil Halbert of Storm Water Solutions, LLC ("SWS"); Andy Mersmann and Trevor Deines of BGE, Inc. ("BGE"); Bobby Ferguson and Hal Marshall of Parkway Lakes Development, Inc.; Bobby Skinner of Taylor Morrison, Inc.; and Aaron Carpenter, Rachel Beeton, and Carli Trojczak of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Lewis discussed complaints received from District residents regarding tree trimming.

PARK AND RECREATIONAL FACILITY MATTERS

Mr. Deines presented a proposal from BGE in the amount of \$13,500.00 for schematic landscape design services related to the existing detention ponds within Parkway Lakes, Sections 1, 2, and 3. Following review and discussion, Director Bridges moved to approve the proposal from BGE in the amount of \$13,500.00 and direct that it be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed unanimously.

MINUTES

The Board reviewed the minutes of the regular meeting held on November 5, 2025. After review and discussion, Director Mathews moved to approve the minutes of

the regular meeting held on regular meeting held on November 5, 2025, as submitted. Director Vitello seconded the motion, which passed by unanimous vote.

AUDIT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2025

The Board concurred to defer this item to next month.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Flores reviewed the tax assessor/collector's report, a copy of which is attached. After review and discussion, Director Bridges moved to approve the tax assessor/collector's report and payment of the bills listed in the report. Director Mathews seconded the motion, which passed by unanimous vote.

RESOLUTION VOTING FOR DIRECTOR FOR BOARD OF DIRECTOR ELECTION FOR FORT BEND CENTRAL APPRAISAL DISTRICT

The Board reviewed a ballot for voting for a director for the Board of Director election for Fort Bend Central Appraisal District. After review and discussion, Director Bridges moved to adopt a Resolution Voting for Director for Board of Director Election for Fort Bend Central Appraisal District reflecting 3 votes in favor of Pamiel J. Gaskin and 3 votes in favor of Paul Stamatis and direct that the Resolution be filed appropriately and retained in the District's official records. Director Vitello seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Arterburn presented the bookkeeper's report, a copy of which is attached, and submitted the District's bills for payment. After review and discussion, Director Vitello moved to approve the bookkeeper's report, investment report, and payment of the bills listed in the report. Director Lewis seconded the motion, which passed by unanimous vote.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR ASSOCIATION OF WATER BOARD DIRECTORS WINTER CONFERENCE

The Board discussed the upcoming Association of Water Board Directors winter conference to be held January 23 and 24, 2025. After discussion, the Board concurred to authorize directors attending the conference up to three per diems, two nights' hotel accommodations, mileage, and reimbursement of any meals not sponsored by the conference.

OPERATION OF DISTRICT FACILITIES

Mr. Browne reviewed the operator's report, a copy of which is attached. He reported that water accountability for the previous month was 97.4% and reported on maintenance performed at the District's facilities. After review and discussion, Director

Bridges moved to (1) approve the operator's report; and (2) authorize MDS to turn over two accounts in the total amount of \$301.77, deemed to be uncollectible, to a collection agency. Director Mathews seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

The Board conducted a hearing on the termination of utility service. Mr. Browne presented a list of delinquent customers and reported that the residents on the termination list were mailed written notice prior to this meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board of Directors to explain, contest, or correct the utility service bill and to show reason why utility service should not be terminated for reason of nonpayment. Following review and discussion, Director Bridges moved that, because the customers on the termination list were neither present at the meeting nor had presented any statement on the matter, utility service should be terminated in accordance with the procedures set forth in the District's Rate Order, and the delinquent customer list should be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING SERVICE MATTERS

The Board discussed garbage and recycling matters.

NFBWA MATTERS

Mr. Carpenter discussed the District's participation in the Water Provider Conservation Program.

DEVELOPMENT IN THE DISTRICT

Mr. Ferguson provided an update on the District West mixed-use and District East (The Oaks) developments.

Mr. Skinner gave an update on the Blue Creek Trails development in the District.

INTERLOCAL AGREEMENT WITH LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT ("LCISD")

Mr. Carpenter reviewed a proposed Interlocal Agreement with LCISD related to design and construction of the water, sewer and drainage facilities to serve the proposed LCISD elementary school in the District. Following review and discussion, Director Bridges moved to approve the Interlocal Agreement with LCISD and direct that such agreement be filed appropriately and retained in the District's official records. Director Mathews seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Mersmann presented the engineer's report, a copy of which is attached, including the projects specifically addressed as follows:

SUB-REGIONAL DETENTION BASIN, STORM SEWER OUTFALL AND JUNCTION BOX AND WATERLINE PROJECT

Mr. Mersmann gave an update on the Sub-Regional Detention Basin, Storm Sewer Outfall and Junction Box and Waterline project. He reported that an easement for sanitary sewer service for the proposed Richmond Community Center has been recorded with Fort Bend County, and execution of a water line and storm sewer easement by the owner of the proposed Richmond Community Center necessary for the project is still pending.

WATER PLANT NO. 2 EXPANSION NO. 1

Mr. Mersmann gave an update on the Water Plant No. 2 Expansion 1 project and reported that a final walkthrough was held on October 3, 2025, and the contractor has addressed all punch list items.

WATER, SANITARY SEWER, AND DRAINAGE FACILITIES TO SERVE PACIFIC PEEK, LTD. (DISTRICT WEST MIXED-USE DEVELOPMENT)

Mr. Mersmann gave an update on construction of the water, sanitary sewer, and drainage facilities to serve the District West mixed-use development. He recommended that the Board approve Pay Estimate No. 5 in the amount of \$124,014.78 to Texas Underground Utilities, Inc. ("Texas Underground").

WESTPARK LAKES POND B RETAINING WALL REPAIR

Mr. Mersmann gave an update on construction of the Westpark Lakes Pond B retaining wall repair project.

BLUE CREEK TRAILS DETENTION AND MASS GRADING

Mr. Mersmann gave an update on construction of the Blue Creek Trails detention and mass grading. He recommended that the Board approve Pay Estimate Nos. 1 and 2 in the amounts of \$110,871.38 and \$643,527.00 to S&J Excavation, LLC ("S&J").

GENERATORS AT DISTRICT LIFT STATION NOS. 2 AND 4

Mr. Mersmann gave an update on construction of generators at Lift Station Nos. 2 and 4 and reported that a Notice to Proceed for the project was issued for November 17, 2025.

BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION

Mr. Mersmann gave an update on construction of the Blue Creek Trails Peek Road Street Dedication project.

WATER, SANITARY SEWER, AND DRAINAGE FACILITIES AND PAVING TO SERVE BLUE CREEK TRAILS, SECTION 1

Mr. Mersmann gave an update on construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 1.

WATER, SANITARY SEWER, AND DRAINAGE FACILITIES AND PAVING TO SERVE BLUE CREEK TRAILS, SECTION 2

Mr. Mersmann gave an update on construction of the water, sanitary sewer, and drainage facilities to serve Blue Creek Trails, Section 2.

LIFT STATION NO. 7

Mr. Mersmann gave an update on construction of lift station no. 7.

PEEK ROAD AT SH99 TRAFFIC SIGNAL INSTALLATION

Mr. Mersmann gave an update on installation of a traffic signal at the intersection of Peek Road and SH99.

GEOTECHNICAL SURVEY FOR AREA BETWEEN LOST CREEK DETENTION PONDS B AND C (the "Ponds")

Mr. Mersmann reviewed a proposal from All-Terra Engineering, Inc. ("All-Terra") in the amount of \$6,370.00 to investigate soil conditions around the Pond and provide recommendations for addressing groundwater issues.

FORT BEND COUNTY BELLAIRE BOULEVARD RIGHT TURN LANE PROJECT

Mr. Mersmann gave an update on construction of the right turn lanes on Bellaire Boulevard to be installed by Fort Bend County. He reported that construction has begun and the contractor is coordinating with MDS and BGE on District manhole adjustments for the project.

BOND APPLICATION NO. 12

Mr. Mersmann gave an update on preparation of bond application no. 12.

After review and discussion, Director Vitello moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 5 in the amount of \$124,014.78 to Texas Underground for construction of the water, sanitary sewer, and drainage facilities to

serve District West; (3) approve Pay Estimate Nos. 1 and 2 in the amounts of \$110,871.38 and \$643,527.00, respectively, to S&J Excavation, LLC (“S&J”) for construction of the Blue Creek Trails detention and mass grading; and (4) approve the proposal from All-Terra in the amount of \$6,370.00, subject to final review. Director Lewis seconded the motion, which passed unanimously.

GEOGRAPHIC INFORMATION SYSTEM MATTERS

There was no discussion on this matter.

PARK AND RECREATIONAL FACILITY MATTERS (Continued)

Mr. Carpenter reported that ABHR sent a letter to KGA Deforest Design, LLC (“KGA”) terminating the agreement with KGA for Landscape Architectural Technical Service.

Ms. Plummer reported regarding movie events sponsored by the West Park Lakes Homeowners Association, Inc. (the “HOA”) to be held on the evenings of December 13 and 20, 2025, on property owned by the District located in Westpark Lakes. Mr. Carpenter discussed a District Facilities Use Agreement between the District and the HOA for use of the Westpark Lakes pond for the movie events. Following review and discussion, Mr. Mathews moved to (1) authorize ABHR to prepare a standardized form of a District Facilities Use Agreement; and (2) approve a District Facilities Use Agreement between the District and the HOA regarding the movie events on December 13 and 20, 2025, subject to final review, and subject to submittal of proof of insurance certificates by the HOA and the movie consultant to the District. Director Bridges seconded the motion, which passed unanimously.

STORM WATER PERMITTING MATTERS

There was no discussion on this matter.

REPORT ON MAINTENANCE OF DISTRICT DETENTION PONDS AND FACILITY SITES

Mr. Halbert reviewed a report on maintenance of the District’s detention ponds and facility sites prepared by SWS, a copy of which is attached.

DISTRICT WEBSITE MATTERS

There was no discussion on this matter.

DISTRICT SECURITY MATTERS

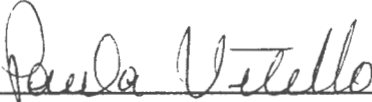
Director Mathews updated the Board regarding power outages at the water plant which caused security camera interruptions.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, SECTION 551.072, SECTION 551.076, AND SECTION 551.087 TEXAS GOVERNMENT CODE

The Board did not convene in executive session.

There being no further business to come before the Board, the meeting was adjourned.

(SEAL)



Secretary, Board of Directors



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